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**Minutes**  
**WASHINGTON CITY PLANNING COMMISSION**  
**June 5, 2013**

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Present: Commissioner Schofield, Commissioner Smith, Commissioner Shepherd, Commissioner Averett, Commissioner Williams, Councilman Hudson, Councilman Staheli, Attorney Jeff Starkey, Drew Ellerman, Kathy Spring, Kendall Clements, Bryce Gibby, Larry Hancock, Nicole Kimzey, Kyle Kimzey, Rex Heaton, Matt Walky, Katie Woolley, Heidi Maclellan, Marlana James, Lenny Jones, Mary Ann Jones, Tonya Neilsen, Kelly Blake, Jim Raines, Lori Raines, Sherrie Reeder, Paige Harder, Dixie Andrus, Warren Hannig, Susan Hannig, Sue Wiscombe, Shawn Wiscombe.

Meeting called to order: 5:34 PM

Invocation: Commissioner Smith

Pledge of Allegiance: Commissioner Averett

Commissioner Schofield excused Commissioner Burnette.

1. APPROVAL OF AGENDA

A. Approval of the agenda for June 5, 2013.

Items 4-C and 4-D withdrawn.

Commissioner Shepherd motioned to approve the agenda for June 5, 2013.

Commissioner Smith seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from May 17, 2013.

Commissioner Smith motioned to approve the minutes from May 17, 2013.

Commissioner Williams seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

**.4. GENERAL PLAN AMENDMENT**

- A. Public Hearing for consideration and recommendation to City Council for a General Plan Amendment G-13-03 request to change from LD (Low Density) to NCOM (Neighborhood Commercial) located at approximately 600 East 2100 South.  
Applicant: Shawn Wiscombe

**Background**

Drew Ellerman stated the applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 600 East 2100 South. The requested area covers 2.00 acres. The current Land Use designation is Low Density Residential (LD).

The applicant is seeking approval to have the Land Use designation changed to the Neighborhood Commercial (NCOM) designation as outlined in the General Plan.

The applicant is wishing to amend this parcel in hopes to rezone the parcel to build a new funeral home business on the site. If approved, the zone change request would immediately be applied for. The current surrounding General Plan Land Use designations are Low Density Residential to the west and south, Neighborhood Commercial to north and east.

**Recommendation**

Staff recommends that the Planning Commission recommend approval of G-13-03 to amend the General Plan Land Use Map as outlined above and shown on the exhibit attached hereto, to the City Council.

Commissioner Shepherd asked about the access.

Mr. Ellerman stated the access would be off of Sandia onto Nichols Drive. There is a lot that isn't platted that is referred to as future lot on the plat. Washington Fields Road is probably second busiest road in the city and on some of the business intersections it is appropriate for commercial. The lower portion of this area is already Neighborhood commercial. That would not allow for larger box stores. He stated when he went to college he and his wife lived above a mortuary and it was quiet. The applicant will have to apply for a zone change and a conditional use permit.

Commissioner Schofield asked how much is buildable.

Mr. Ellerman replied there are about 6 acres but only about 4 acres is buildable and parking would have to be considered in that. There is a retaining wall being built. There will be only one access with 250 feet from an intersection on Washington Fields Road.

Commissioner Schofield clarified that the plat makes reference to the Old Washington Fields Road, or 600 East, which is the only access. He asked if there could be an access off of the new Washington Fields Road.

Mr. Ellerman stated it depends on the design of the building and the plan.

Commissioner Schofield stated when the General Plan was discussed it was discussed that commercial would come in that area and there would be two access point that would come off of the new Washington Fields Road. But for now the only access is off of 600 East.

Commissioner Smith asked about the Nichols Drive is it a half road.

Mr. Ellerman stated it is a public half road at this time.

Commissioner Schofield asked if when they come in for a Conditional Use Permit can they require them to develop the road as a condition.

Mr. Ellerman stated the Commissioner could put that in as a condition. They could argue that they are asking more than what is required.

Commissioner Schofield asked Mr. Starkey if they could condition them to put in a completed road.

Mr. Starkey answered yes, they would have to have an access any way.

Commissioner Williams asked what the lower property is zoned. There is a sign that states residential or commercial.

Mr. Ellerman stated R-1-15.

Commissioner Williams stated with R-1-15 there could be large homes and would prefer that all of that area be zoned commercial.

Mr. Ellerman stated that piece would come in as commercial, C-1, AP or R-1-15 zone.

Mr. Shawn Wiscombe stated he is the developer and grew up in Washington and St George. He has funeral homes in residential areas. He stated he has heard the concerns about traffic. He has run funeral homes for 25 years and selected this area because of the location, the view and landmarks in that area. The funeral home size will be approximately 5,000 sq foot. They are purchasing 2 acres and there will be an acre and a half of usable ground. There will be a viewing room but no chapel. The building will look more like a home somewhat like the one in Santa Clara. Daytime traffic will be 1 to 3 cars when meeting with family. Viewings in a funeral home usually are 1 a week, 2 or 3 would be busy; you could go a long time without a viewing.

Commissioner Schofield asked how he would access this project.

Mr. Wiscombe stated that 600 would be the access. It just got oiled this week.

Commissioner Williams asked about the parking area.

Mr. Wiscombe stated parking is determined on capacity and the engineer would draw that up on the plan.

Commissioner Schofield asked if Mr. Wiscombe knew the size of Metcalf.

Mr. Wiscombe said that he didn't know, but the parking is shared with the Catholic Church.

Commissioner Schofield opened the public hearing.

Nicole Kimzey stated 600 is not the access road. The access is off of Sandia then Kay Circle and it is a narrow road with a lot of children. It is a narrow road. People will use the roads in the subdivision.

Commissioner Schofield stated with any commercial there is a main access but there are usually other areas that could be used. He stated there are other roads that could be used but the 600 is the main access.

Ms. Kimzey stated this would cost the existing residents. The traffic is neighborhood and this would cost them the quietness and safety. Children play in the street and it has been safe for them to play and this would ruin what they have. She said she likes living in the Fields and isn't for commercial. She stated she is opposed to having this because it is in a neighborhood and the road is steep. A retaining wall is being built at this time. She stated this would change a neighborhood street into a commercial street.

Commissioner Schofield indicated that the property owner is the only one that can build a retaining wall and that would be Ralph Staheli.

Commissioner Shepherd asked if the developer were to build on the lower portion would she have a problem with this.

Ms. Kimzey stated she feels and feels she could speak for the neighbors, they don't want commercial because commercial brings crime. The one neighbor has a driveway off of that road. She is asking that they not bring commercial into this neighborhood. She would rather see more homes.

Lenney Jones stated one of the concerns with a proposal that was made in the past was the access and the steepness of Kay Circle and Nichols Drive and being too close to a busy intersection. The other concern is safety. There are already accidents at that intersection. Another concern is making this commercial and then the other parcel will become commercial. Also there is a blind corner along Washington Fields Road.

Commissioner Shepherd asked if Mr. Jones is against any commercial and if there were an access on Washington Fields only would he be in favor of commercial.

Mr. Jones stated he would be against commercial because he likes the residential neighborhood. This was the second neighborhood in the Washington Fields area.

Commissioner Williams asked Mr. Jones if the upper lots were to be a finished product.

Mr. Jones stated Kays Circle came in after he bought his property.

Nick Colt stated he lives on Kay Circle, his concern is traffic. He did look at this property and felt it would be commercial and if it were to become commercial he would not want traffic to come through their subdivision. He would prefer it to come off of Washington Fields Road. He stated he is aware of the Wiscombes properties and they do keep their property clean and landscaped and they blend with the surrounding property.

Glen Maclellan stated when Mall Drive comes in this will be very busy. This is not conducive for Commercial. This is close to a blind corner off of Washington Fields Road. Most funeral homes are on a main street in cities. When SR7 and Mall Drive are complete this won't be as busy as it is now. He is concerned with safety. He would like to see something but dirt there but not commercial.

Mat Woolley stated the reason he bought the property he has because of the neighborhood feel and if commercial comes in he will leave. His concern is safety with all the kids in the area.

Marlana James stated she spoke with an Attorney and a Real Estate person and they did a fair market value evaluation and her property value would drop 15 to 17% if a Mortuary came in. She stated she chose to live in the area and would rather not live next to commercial. She does not want commercial coming in this area.

Commissioner Smith motioned to close the public hearing.  
Commissioner Averett seconded the motion.  
Motion passed unanimously.

Mr. Wiscombe stated he hears the concerns but still believes this is a good area for a Funeral Home. He stated he has never had any complaints about any of the funeral homes he operates and property values have not gone down.

Commissioner Schofield asked Mr. Ellerman; in regards to the General Plan and Nichols Peak, who developed this and if the property could be developed with 8 lots.

Mr. Ellerman stated the property was Ralph Staheli's and it is the same road issue, Sandia would probably be right in and right out or a median as a 50-foot road.

Commissioner Schofield asked if that is because of the distance off of Sandia and the intersection.

Mr. Ellerman stated Sandia is going to be widened in the future.

Commissioner Williams stated Kay Circle isn't really a circle.

Commissioner Schofield clarified that the lower is Neighborhood Commercial according to the General Plan.

Commissioner Schofield stated he worked on the committee that worked on the General Plan and this area was discussed. The neighbors down the road have a different idea about this area. He stated he learns about people and the area when they have public hearings. He stated the traffic is an issue and doesn't want something coming in because kids play in the street, this is residential adjacent to something that isn't zoned for something like this. He stated commercial is built when there are roof tops so there is growth and changes. He feels that he would like to look at this area a little more closely. He said this is close to a blind corner and the steep slope. He does not have a problem with a funeral home. He asked Mr. Ellerman what the Farm across the street is designated on the General Plan

Mr. Ellerman stated low density.

Commissioner Smith stated 600 is a public road and a home does access off of 600.

Commissioner Schofield stated his concern is egress and ingress.

Commissioner Williams stated his concern is the access and the traffic at the intersection. The original intent was to be Kay Circle and it should maintain that. His concern is there is already a lot of traffic and accidents. He stated, there are going to be areas that will be commercial and the lower area would be a good area, growth is going to happen. The upper section should maintain the original intent.

Commissioner Shepherd stated they shouldn't be accessing commercial through a neighborhood to go to a mortuary. Churches are in residential and she isn't opposed to the mortuary but not to access through a neighborhood. If there were a traffic study that showed it would work off of Washington Fields Road she wouldn't have a problem with this request.

Mr. Starkey stated there hasn't been a plan presented showing access. Tonight it is for a General Plan and if this is a good thing for a General Plan. Residents don't want commercial in their neighborhood.

Commissioner Schofield asked how many acres did they change when they did the amendment to the general plan.

Mr. Ellerman stated about 2 to 3 acres where brought in as commercial.

Commissioner Averett asked what other uses could go on Neighborhood Commercial.

Commissioner Schofield stated when they change the designation they need to be careful because if this doesn't go in, there might be something else that comes in that they don't want.

Mr. Starkey stated when amending the General Plan the intent is that the zone change will work.

Mr. Ellerman stated in a Neighborhood Commercial there could be convenience stores, gas stations, restaurants, professional offices and video rentals. Neighborhood Commercial is often located at the intersection of neighborhoods and arterial streets. The zones are AP and C-1. He said he hates to have someone get approved for a General Plan Amendment then gets turned down on a zone change.

**Commissioner Shepherd motioned to recommend denial for G-13-03 to City Council based on access through residential area and the intent of the neighborhood.**

**Commissioner Williams seconded the motion.**

**Commissioner Williams Aye.**

**Commissioner Averett Nay.**

**Commissioner Smith Nay.**

**Commissioner Schofield Aye.**

**Commissioner Shepherd Aye.**

**Vote passed 3-2.**

Mr. Ellerman stated this would be going to City Council in three weeks.

- B. Public Hearing for consideration and recommendation to City Council for a General Plan Amendment G-13-04 request to change from LD (Low Density) to CCOM (Community Commercial) located at approximately 4200 South Washington Fields Road. Applicant: Bryce Gibby

### **Background**

Drew Ellerman stated the applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 4200 South Washington Fields Road. The requested area covers 13.47 acres. The current Land Use designation is Low Density Residential (LD). The applicant is seeking approval to have the Land Use designation changed to the Community Commercial (CCOM) designation as outlined in the General Plan.

The applicant is wishing to amend this parcel for future commercial growth in the area and along a major road in the southern portion of the city. They are also interested in the expansion of the current greenhouse business at this location. The current surrounding General Plan Land Use designations are Low Density Residential to the east, west and south, and Neighborhood Commercial to the north.

### **Recommendation**

Staff recommends that the Planning Commission recommend approval of G-13-04 to amend the General Plan Land Use Map as outlined above and shown on the exhibit attached hereto, to the City Council.

Commissioner Schofield asked if this road is the secondary to Steeplechase.

Mr. Ellerman stated this is a master planned road and would be developed when the School comes in and construction equipment will use this for Steeplechase.

Mr. Starkey asked if the triangle piece was considered.

Mr. Ellerman stated it is the Andrus piece and the curve is for safety reasons with the road. It is already Neighborhood Commercial. This is for Community Commercial.

Commissioner Williams asked what the road is to the south.

Mr. Ellerman stated access to the school parking lot 4700 South.

Commissioner Schofield asked what is the most egregious thing that can go on this.

Mr. Ellerman stated C-3 included anything in a C-1 and C-2 permitted use.

Commissioner Schofield asked for clarification on the amendment of the general plan.

Mr. Ellerman showed on the general plan map the area and the designation.

Commissioner Shepherd asked why are they asking for this.

Mr. Ellerman stated that is what the applicant wants.

Commissioner Shepherd asked what can be done one a Community Commercial.

Mr. Ellerman stated AP, C-1, C-2 and C-3. It will allow for larger commercial.

Commissioner Smith stated this isn't large enough for example a large Walmart.

Commissioner Schofield asked how much property to the south.

Mr. Ellerman stated not much because of the ridge.

Bryce Gibby stated he is a partner with the nursery and feels this is a natural use of the property. There could be a garden center. He stated back in 2007 this was discussed. As far as 13 acres it is large but not for a big box store. With the Staheli's in Agriculture business he felt there is a need for community commercial for serving that area. When this is zoned there will be a better idea of what type of business will go in.

Commissioner Schofield opened the public hearing.

No response.

Commissioner Smith motioned to close the public hearing.

Commissioner Averett seconded the motion.

Motion passed unanimously.



**Commissioner Averett motioned to recommend approval to City Council with the recommendation of staff.**

**Commissioner Smith seconded the motion.**

**Motion passed unanimously.**

- C. Public Hearing for consideration and recommendation to City Council for a General Plan Amendment G-13-05 request to change from MHD (Medium High Density) to MD (Medium Density) located at approximately 800 feet South of I-15 from Millcreek to 900 East. Applicant: Washington City, Drew Ellerman

Item withdrawn

- D. Public Hearing for consideration and recommendation to City Council for a General Plan Amendment G-13-06 request to change from MHD (Medium High Density) to CCOM (Community Commercial) located at approximately 500 East 4000 South. Applicant: Washington City, Drew Ellerman

Item withdrawn

## 5. FINAL PLAT

- A. Consideration and recommendation to City Council for the Final Plat for Hobble Creek Phase 5 located at approximately 200 East 700 South. Applicant: Rick Salisbury

### **Background**

Drew Ellerman stated the applicant is requesting approval of a final plat for Hobble Creek, Phase 5 subdivision, located at approximately 200 East 700 South. This particular phase of the subdivision is proposing 13 lots on an area covering 4.43 acres.

The specific location of this subdivision is zoned R-1-6 (Single-Family Residential - 6,000 sq. ft. min.). The Preliminary Plat was approved back on July 27, 2011.

Staff has reviewed the requested proposal, and the proposed final plat, phase 5, conforms to the approved preliminary plat.

### **Recommendation**

Staff recommends that the Planning Commission recommend approval of the Final plat for the Hobble Creek, Phase 5 subdivision to the City Council, based on the following findings and subject to the following conditions:

### **Findings**

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

**Conditions**

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".

Commissioner Schofield asked about the drainage because of the slopes and if they're as been any issues.

Mr. Ellerman stated not that he is aware of.

Commissioner Williams stated he spoke with Brandee from Bush & Gudgell and they have not had any issues.

Jim Raines stated there were some issues but the berm has helped with that. He stated Washington City is probably stricter than any in the state.

Commissioner Smith asked if there are any changes from the preliminary plat.

Mr. Ellerman stated no.

**Commissioner Smith motioned to recommend approval to City Council with the findings and conditions of staff.**

**Commissioner Averett seconded the motion.**

**Motion passed unanimously.**

- B. Consideration and recommendation to City Council for the Final Plat for Hobble Creek Phase 6 located at approximately 100 East Foothill Drive. Applicant: Rick Salisbury

**Background**

Drew Ellerman stated the applicant is requesting approval of a final plat for Hobble Creek, Phase 6 subdivision, located at approximately 100 East Foothill Drive. This particular phase of the subdivision is proposing 9 lots on an area covering 3.14 acres. The specific location of this subdivision is zoned R-1-6 (Single-Family Residential - 6,000 sq. ft. min.). The Preliminary Plat was approved back on July 27, 2011.

Staff has reviewed the requested proposal, and the proposed final plat, phase 6, conforms to the approved preliminary plat.

### **Recommendation**

Staff recommends that the Planning Commission recommend approval of the Final plat for the Hobble Creek, Phase 6 subdivision to the City Council, based on the following findings and subject to the following conditions:

### **Findings**

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

### **Conditions**

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".

**Commissioner Averett motioned to recommend approval to City Council with the findings and conditions of staff.**

**Commissioner Smith seconded the motion.**

**Motion passed unanimously.**

- C. Consideration and recommendation to City Council for the Final Plat for Hobble Creek Phase 7 located at approximately 100 East 755 South. Applicant: Rick Salisbury

### **Background**

Drew Ellerman stated the applicant is requesting approval of a final plat for Hobble Creek, Phase 7 subdivision, located at approximately 100 East 755 South. This particular phase of the subdivision is proposing 8 lots on an area covering 4.19 acres. The specific location of this subdivision is zoned R-1-6 (Single-Family Residential - 6,000 sq. ft. min.). The Preliminary Plat was approved back on July 27, 2011.

Staff has reviewed the requested proposal, and the proposed final plat, phase 7, conforms to the approved preliminary plat.

### **Recommendation**

Staff recommends that the Planning Commission recommend approval of the Final plat for the Hobble Creek, Phase 7 subdivision to the City Council, based on the following findings and subject to the following conditions:

### **Findings**

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

### **Conditions**

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".

**Commissioner Smith motioned to recommend approval to City Council with the findings and conditions of staff.**

**Commissioner Averett seconded the motion.**

**Motion passed unanimously.**

## **6. DISCUSSION ITEMS**

### **A. Discussion of Short Term/Vacation Rentals in Washington City. Drew Ellerman**

Drew Ellerman stated he just wanted to bring this ordinance from our neighbor Hurricane City, who is also going through the same kinds of situations as we are concerning vacation and short term rental properties.

**\*\*Drew Ellerman requests that Mr. Clements go first so to move 6-B before 6-A.\*\***

Commissioner Schofield agreed to move 6-B before 6-A.

**B. Presentation on Short Term/Vacation Rentals. Kendall Clements**

Kendall Clements presented a power point previously shown to the City Council. Mr. Clements stated he is a property manager for Escape Properties, LSSC he used to run a company called Utah Dixie Rentals. Two years he sold Utah Dixie Rentals and now does Vacation/Rental homes. He stated in Washington County the rentals aren't going to go away because of the visitors coming to this area. A second home pays higher tax rate so they look at the vacation rental. Usually a higher clientele is willing to pay \$200 to \$300 a night. He observed that overlay zones do not decrease property value. He stated Washington City only has two places that has the zone in affect, one being Cotton Town Village with the honeymoon suite and Coral Ridge Townhomes. The majority of the rentals aren't zoned but some are zoned. There is a collection of 6.1/4% sales tax and 51/4% transient hotel tax.

Commissioner Shepherd asked Mr. Clements opinion of those that aren't zoned.

Mr. Clements stated he prefers that the zone be in place. In some area they can't get a business license without the zone in place. In the County there were 10,574 non owner occupied homes so there would appear to be about 530 operating as non zoned homes. On holidays it is difficult to find a place to stay in Hotels and Motels.

Mr. Clements stated due to the Tax Commission their books are open. They are audited.

Attorney Starkey asked about the transient tax.

Mr. Clements stated it is about 11 1/2% for the combined two taxes. Based on \$250 a night average. In Coral Ridge they charge about \$229 to \$239 a night. He stated most neighbors don't mind the homes in their neighbors they do mind that they aren't doing it legally. Most are quiet and most are families like us.

Commissioner Williams asked if the property owner reports to the County that they aren't living there and they have a second home. Commissioner Williams asked how does the city going to know when someone is renting and be able to collect tax revenue. He asked if his books are open to audit. How does the city know who to collect the taxes?

Mr. Clement stated he doesn't know.

Commissioner Averett stated that if the city allows this they will see the revenue but if they don't people will do this and the city doesn't get the revenues.

Mr. Clement stated that is the benefit of having something in affect so the taxes are collected.

Commissioner Williams stated the city doesn't have a management company so how do we collect the taxes.

Mr. Starkey stated it would be similar to how the Hotel Motel would collect taxes. The State sends money back to the Cities. Transient Sales Tax goes to the City.

Mr. Clement stated he has 44 homes under Escape Properties.

Commissioner Schofield asked why he is here tonight.

Mr. Clements stated the Mayor asked him to come to a City Council meeting. He stated in St George if you rent property you have to have a business license and to have conditional use permit maybe 200 per city, it would be a bad idea to have them too close together. There needs to be a property management company on call at all times.

Mr. Ellerman stated he would prefer an overlay zone with conditions. He stated there are more law suits with conditional use permits and the State wants to limit what a conditional use permit is used for.

Commissioner Shepherd stated the options are do nothing, to allow it anyway with a business license or have designated areas with the zone in affect with parameters.

Commissioner Schofield stated you can't put a Hotel/Motel in certain areas and enforcement is going to be an issue. In St George there are designated areas that are permitted.

Meeting Adjourned: 9:05 PM


Commissioner Smith motioned to adjourn the Planning Commissioner meeting for June 5, 2013.

Commissioner Averett seconded the motion.

Motion passed unanimously.

Washington City

Signed by:   
Rick Schofield, Chairman

Attested to:   
Kathy Spring, Zoning Technician